

Luxurious NEW HOMES DEVELOPMENT - 4 bed semi detached home in sought after village location. Aberporth. Cardigan Bay - West Wales.



Plots 12 & 13 at Longshore Ffordd Newydd, Aberporth, Cardigan. SA43 2BL.

£495,000

Ref R/4702/RD

****Brand new 4 bed semi-detached home**** Highly efficient homes with low running costs** Private off-road parking** Finished to high specification**Walking distance to village amenities** Walking distance to beach**Early reservations recommended** Exceptional build standard** Well thought out internal layouts** Wonderful sea views** Air source heating**

****THESE WON'T BE AROUND LONG!!****



LAMPETER
12, Harford Square, Lampeter,
Ceredigion, SA48 7DT
Tel:01570 423623
lampeter@morgananddavies.co.uk



ABERAERON
4, Market Street, Aberaeron,
Ceredigion, SA46 0AS
Tel:01545 571 600
aberaeron@morgananddavies.co.uk



CARMARTHEN
11, Lammas St, Carmarthen,
Carmarthenshire, SA31 3AD
Tel:01267 493444
carmarthen@morgananddavies.co.uk

THE DETAIL

Many of the UK and Europe's leading specialists and manufacturers are providing the separate elements that together will create contemporary living at its finest. Indoors, think underfloor heating, award-winning kitchens manufactured in Wales by Sigma 3 with integrated Neff appliances, well-designed bathrooms with Ideal Standard Atelier feature sanitaryware and other interior design touches that create timeless spaces. Every detail has been considered. These are homes for those who truly appreciate architecture and design and a seriously impressive location.

GROUND FLOOR

Entrance Hallway

Accessed via composite front door. Optional feature T&G wall paneling to ground floor painted in matt vinyl. Serrazotta hardware Trend Line Lever on Rose door handle in a choice of finishes - matt black, polished chrome, stainless steel or brass.

Elka luxury vinyl tile throughout ground floor, two colour options.

Woodwork painted in eggshell.

Staircase design, square edge treads, newels and spindles painted in Dulux dark grey.

XL Suffolk Fire Doors.

Pendant light fitting.



Bedroom 1

2.86m x 3.45m (9' 5" x 11' 4")



Bedroom 2

2.86m x 3.45m (9' 5" x 11' 4")



Bathroom

3.22m x 1.90m (10' 7" x 6' 3")



Bedroom 3

3.42m x 2.77m (11' 3" x 9' 1")



Store

1.25m x 1.07m (4' 1" x 3' 6")

FIRST FLOOR

Living Room

5.83m x 5.88m (19' 2" x 19' 3") uPVC double glazed doors, uPVC double glazed windows to front and rear. Pendant light fitting. Media plate with provision for SKY TV. BG Electrical decorative curved sockets and switches. USB and telephone sockets. Hard wired wifi extender.





Kitchen

4.63m x 3.42m (15' 2" x 11' 3") Beautifully designed contemporary H-Line kitchens by Sigma 3 Kitchens Ltd. A choice of 4 beautifully created colour schemes and finishes. (Subject to build program) Selection of handle rail and handle option, dependent on kitchen style. Integrated Neff appliances to include a fridge freezer, single oven, combi

microwave, dishwasher, 60cm/80cm induction hob and integrated extractor fan (subject to house type layout.) Choice of Sigma 3 Milano and Ligna pressure laminate worktops, upstands and splashbacks. Exclusive Velabin base unit. Caple Silgranite Inset Sink * Aspen Single Lever Tap. Cabinet lighting to underside of wall cupboards. Pendant light fitting to kitchen island and dining area.



W.C.

1.10m x 2.06m (3' 7" x 6' 9")

Bathrooms

Evermor designed bathrooms using Ideal Standard Atelier to feature sanitaryware.

Selection of tiles with complementary wall colour.

Complementary ceramic tile flooring.

Feature mirror to all W.C's and bathrooms.

Contemporary taps in a choice of finishes - matt black, chrome or brushed steel.

Electric heated towel rads in a choice of black or chrome.

Shower trays fitted with fixed screen or sliding door dependent on house type.

Square edge baths screens.

SECOND FLOOR

Bedroom 4

5.83m x 6.98m (19' 2" x 22' 11")





En-Suite

2.59m x 2.37m (8' 6" x 7' 9")



Store

1.51m x 2.37m (4' 11" x 7' 9")

Heating & Laundry

Air source heat pump with underfloor heating.

Laundry cupboard plumbed for automatic washing machine/dryer.

Smart thermostat heated electric towel rails to bathrooms.

Externally

Outdoor space is complemented by natural stone elevations with well-considered, landscaped gardens while an outdoor, cold-water shower awaits your return from the beach.



Services

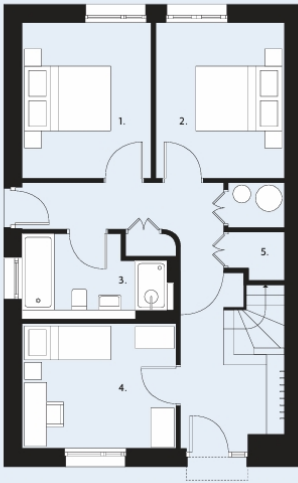
We are advised the property benefits from mains water, electricity and drainage. Air source Heat Pump - Underfloor Heating.



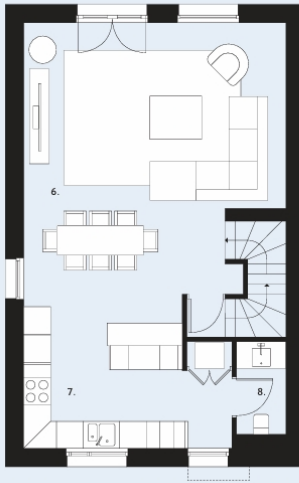
MONEY LAUNDERING REGULATIONS

The successful purchaser will be required to produce adequate identification to prove their identity within the terms of the Money Laundering Regulations. Appropriate examples include: Passport/Photo Driving Licence and a recent Utility Bill. Proof of funds will also be required, or mortgage in principle papers if a mortgage is required.

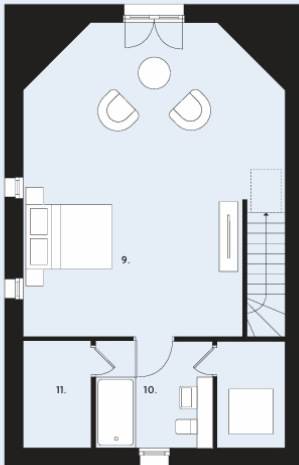
GROUND FLOOR
↓



FIRST FLOOR
↓



SECOND FLOOR
↓



52.1325°N, -4.5438°W

TYPE A
PLOT 3,4,5,6,12,13

1. Bedroom 1	2.86m	3.45m
2. Bedroom 2	2.86m	3.45m
3. Bathroom	3.22m (max)	1.90m
4. Bedroom 3	3.42m	2.77m
5. Store	1.25m	1.07m
6. Living Room	5.83m	5.88m (max)
7. Kitchen	4.63m	3.42m
8. WC	1.10m	2.06m
9. Bedroom 4	5.83m	6.98m (max)
10. En suite	2.59m	2.37m
11. Store*	1.51m	2.37m

*Restricted headroom

Whilst every effort has been made to ensure that the information contained in this brochure is correct, it is designed specifically as a guide and evermôr reserves the right to amend the specification as necessary and without notice. This does not constitute or form any part of a contract of sale.

4 Bedrooms
2 Bathrooms

Gross internal area (GIA): 158.73 m2

MATERIAL INFORMATION

Parking Types: Communal.

Heating Sources: Air Source Heat Pump.

Electricity Supply: Mains Supply.

Water Supply: Mains Supply.

Sewerage: Mains Supply.

Broadband Connection Types: None.

Accessibility Types: None.

Has the property been flooded in last 5 years? No

Flooding Sources:

Any flood defences at the property? No

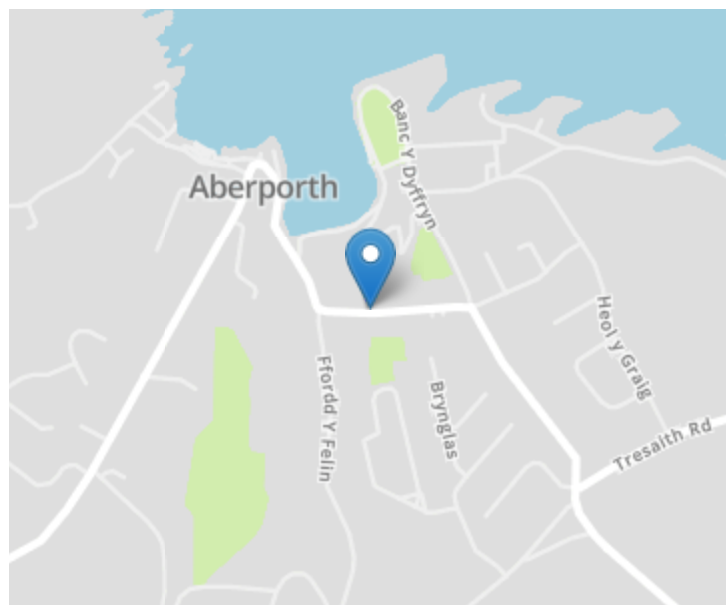
Any risk of coastal erosion? No

Is the property listed? No

Are there any restrictions associated with the property? No

Any easements, servitudes, or wayleaves? No

The existence of any public or private right of way? No



Directions

Heading into Aberporth along the B4333 road head into the centre of the village, at the roundabout at the Morlan Hotel turn left at the roundabout, carry on for approximately 150 yards and the properties are located on the right hand side as identified by the Agents for Sale board.

VIEWING: Strictly by prior appointment only. Please contact our Aberaeron Office on 01545 571600 or aberaeron@morgananddavies.co.uk

All properties are available to view on our Website – www.morgananddavies.co.uk. Also on our FACEBOOK Page - www.facebook.com/morgananddavies. Please 'LIKE' our FACEBOOK Page for new listings, updates, property news and 'Chat to Us'.

To keep up to date please visit our Website, Facebook and Instagram Pages

For further information or to arrange a viewing on this property please contact :

Aberaeron Office
4 Market Street
Aberaeron
Ceredigion
SA46 0AS

T: 01545 571 600

E: aberaeron@morgananddavies.co.uk

<http://www.morgananddavies.co.uk>



Regulated by

RICS[®]